

WATSON RANCH

31670 & 31680 Rock Creek Rd.,
Manton, CA 96059

Shasta and Tehama Counties

Offered at \$3,141,500



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CaliforniaOutdoorProperties.com
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Here is a truly unique property that stands out in terms of multiple dwellings, quality of construction, siting, views, and recreational amenities. Comprised of 6 parcels and 302 acres in total, the ranch features a two-story lodge-style main home with 3 bedrooms and 2.5 baths on 79.7 acres overlooking a pond and with amazing views of Lassen Peak. Also included on this same parcel are a guest house (approximately 800 sq.ft., not included in the square footage of the main homes) with sleeping loft and garage, pool and pool house, 22 x 16 equipment shed, gardens, lawns and rock walls. A second two-story home, also of lodge style, has 2 bedrooms, 1 bath and garage, and sits on an adjacent parcel of 52.9 acres. Both residential parcels are bordered by Battle Creek (excellent fishing) on one side and Digger Creek (irrigation) on the other. A third parcel of 7.4 acres with paved road and Digger Creek frontage features a 56 x 48 two-story wood barn and well and septic from a former home. The fourth parcel is 143 acres of recreational land bordering Digger Creek. The fifth and sixth parcels of 16.8 and 2.5 acres, respectively, are in Tehama County, separated from the 4 Shasta County parcels by Digger Creek, and with separate access from Manton Road.

Presented by

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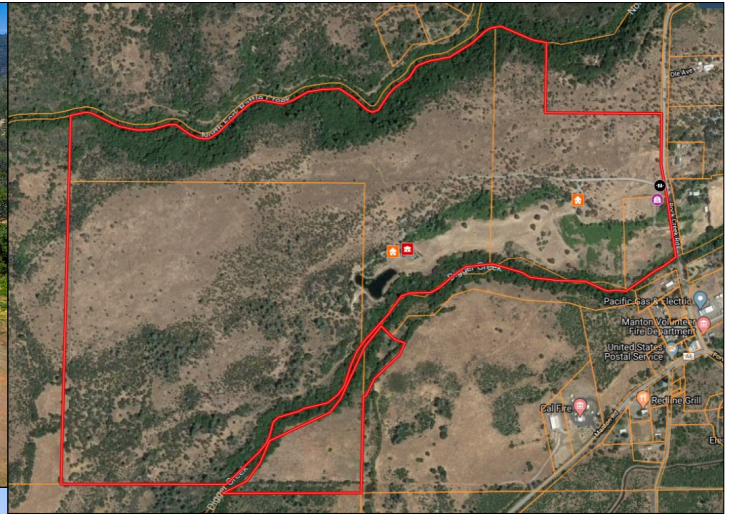


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- Six parcel ranch totaling 302.48 acres
- Located in Shasta and Tehama Counties
- Two homes and a detached studio apartment with sleeping loft and attached garage
- Located in a meadow in between Digger Creek to the south and Battle Creek to the north with expansive views of Mt. Lassen to the east
- Wildlife on property include ducks, turkey, deer, trout and more
- Plenty of fishing spots on one of the best trout fishing creeks and in the stocked pond by the main home
- Swimming holes for the kids
- 2 ponds (one trout and one wood duck)
- Romantic rock walls
- Two parcels currently have a cattle lease



Main Home

- Sits on a 79.7 acre parcel
- Two-story lodge
- 3 bedroom, 2.5 bath with office/library and cathedral ceilings
- Built in 2004, 2,922 sqft
- Two-story rock, wood-burning fireplace
- Wrap-around porch with views of private stocked, spring-fed pond with dock
- Screened-in porch with views of Mt. Lassen
- Approx. 800 sqft guest studio apartment with sleeping loft and attached garage
- In-ground, fenced pool with a pool house
- 22' x 16' storage shed
- Fruit trees
- Garden
- Expansive lawns

Second Home

- Sits on a 52.9 acre parcel
- Two-story lodge
- 2 bedroom, 1 bath with cathedral ceilings and an attached 1-car garage
- Built in 2006, 1,166 sqft
- Two-story rock, wood-burning fireplace
- Covered front porch
- Expansive lawns
- Wishing well

